

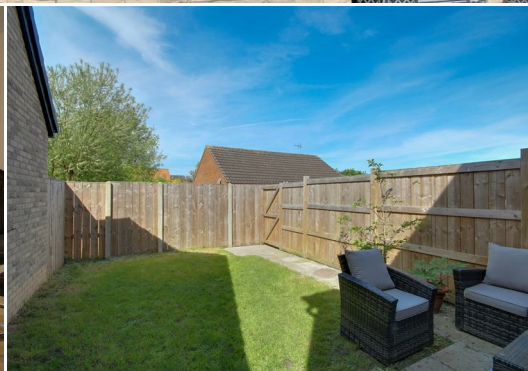
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Limb
MOVING HOME



3 Coulson Croft, Gilberdyke, East Yorkshire, HU15 2AF

- 📍 End Terrace House
- 📍 3 Bedrooms
- 📍 Dining Kitchen
- 📍 Council Tax Band = B

- 📍 Spacious Lounge
- 📍 Rear Garden
- 📍 Garage & Parking
- 📍 Freehold / EPC = B

£200,000

INTRODUCTION

This modern end of terrace home was built in 2023 and offers well presented accommodation complemented by a rear garden, detached garage and parking. Situated within a quiet cul-de-sac, the accommodation is depicted on the attached floorplan and briefly comprises a spacious lounge with bay window, cloaks/W.C., good sized dining kitchen with built in appliances and French doors opening out to the rear garden, three bedrooms and a bathroom with shower facility.

The rear garden is mainly lawned with a patio area and fencing to the perimeter. There is a detached garage with EV charging point and parking for two cars.

LOCATION

Coulson Croft is a small cul-de-sac situated off Claytons Fold which runs off Main Road, Gilberdyke. Gilberdyke's range of amenities include a post office, shops, convenience store and primary school which lies to the southern boundary of the site. The village is also ideal for commuting/travelling with convenient access to the M62 motorway network with junction 38 being only 2.8 miles away. The historic market town of Howden lies approximately 5.7 miles to the west and convenient access can be gained towards Hull city centre approx 19 miles away.

ACCOMMODATION

Residential entrance door to:



LOUNGE

15'1" x 11'1" approx (4.60m x 3.38m approx)

With staircase leading up to the first floor. Bay window to the front elevation.



CLOAKS/W.C.

With low flush W.C. and vanity unit with wash hand basin.



DINING KITCHEN

14'3" x 13'3" approx (4.34m x 4.04m approx)

Having a range of base and wall units with laminate worktops, one and a half bowl sink and drainer with mixer tap, oven, induction hob with feature filter above, integrated fridge/freezer and dishwasher. There is plumbing for a washing machine, ample space for a dining table and chairs plus French doors leading out to the rear garden.



FIRST FLOOR

LANDING

With airing cupboard housing the gas central heating boiler. Loft access hatch to part boarded loft.

BEDROOM 1

14'3" x 11'2" approx (4.34m x 3.40m approx)
With storage cupboard and windows to the front elevation.



BEDROOM 2

11'4" x 8'0" approx (3.45m x 2.44m approx)
Window to rear.



BEDROOM 3

7'11" x 6'0" approx (2.41m x 1.83m approx)
Window to rear.



BATHROOM

With suite comprising a bath with shower over and screen, vanity unit with wash hand basin and low flush W.C. Heated towel rail, tiled floor.



OUTSIDE

The rear garden is mainly lawned with a patio area and fencing to the perimeter. There is a detached garage with EV charging point and parking for two cars.



GARAGE & PARKING

With EV charging point.



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.



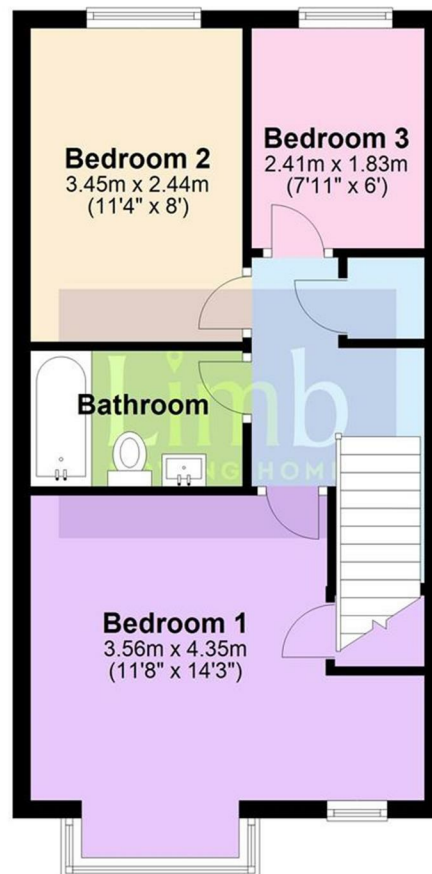
Ground Floor

Approx. 38.9 sq. metres (418.5 sq. feet)




First Floor

Approx. 39.2 sq. metres (422.1 sq. feet)



Total area: approx. 78.1 sq. metres (840.7 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	